

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
July 9, 2019 – 6:00 P.M.
Board of Selectmen's Room
15 Sunapee Street
Regular Meeting and Public Hearing

MEMBERS PRESENT: David Burnham, Chairman; Ken Merrow, Vice Chairman; Bert Spaulding, Sr.; Ray Kibbey, David Kibbey, Alternate

MEMBERS ABSENT: Barry Connell, BOS Ex Officio; John Hooper BOS Rep

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Liz Emerson, Planning Administrator

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:05 p.m. followed by a roll call.

NEW BUSINESS:

Ruger Mills Update: 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent): request to continue with the original site plan to redevelop the existing Newport Mills site into 66-70 rental apartments. The property is identified as Map 112 Lot 032 and is located at 169 Sunapee Street in the Single Family (R-1) Zoning District, General Residential (R-2) Zoning District and the Industrial (I) Zoning Districts.

Chairman Burnham read the Administrative Review into record.

Kevin Lacasse, principal for New England Family Housing, provided the following information:

- ☐ The Ruger Mills building will be part of a “work-force housing project.”
- ☐ New Hampshire Finance Authority will assist in funding the project.
- ☐ Twenty-seven (27) units will be rented at market rate.
- ☐ There will be units rented at eighty (80) percent market rate.
- ☐ There will be units rented at sixty (60) percent market rate.
- ☐ Mr. Lacasse’s email address is klacasse@nefamilyhousing.com.
- ☐ Mr. Lacasse’s company website is www.nefamilyhousing.com.

General discussion included the following:

- ☐ Sullivan County has one of the lowest vacancy rates in New Hampshire.

General discussion continued:

- ☐ The housing crisis faced in Newport, Lebanon, Hanover, and surrounding areas are reasons to support this Ruger Mills work-force project.
- ☐ The number of bedrooms in each unit dictates the number of tenancies allowed in each unit.
- ☐ The project's anticipated loan closing date is April of 2020.
- ☐ Dead space in the Ruger Mills building will be converted to units and supports the adjustment from 66 units to 70 units requested.
- ☐ Previously, the Town of Newport has approved a three-year construction start date on June 13, 2017.
- ☐ Applicant requests an additional eighteen (18) month extension to start construction; whereas, a fifty-four months construction start date from June 13, 2017 is requested by applicant.
- ☐ The Newport Planning Board Notice of Decision dated June 13, 2017 reviewed and discussed.
- ☐ The Office of Planning Zoning Notice of Decision Dated June 13, 2017 Notes and Suggestions reviewed and discussed.

On motion by Ken Merrow, and seconded by Ray Kibbey; ***the Board unanimously voted and approved Case 2017-SPFP-004 changes as proposed: application changes from sixty-six (66) units to seventy (70) work-force units; the application changes from thirty-six (36) months to fifty-four (54) months to begin construction (fifty-four months begins on June 13, 2017); the site plans will change to reflect the designation of units in the new submission.***

2019-SPFP-004: Bert Spaulding Sr. (Owner) requests final review of a site plan subdividing a parcel into a 40,000 sq. ft. lot and +/- 13.27acre lot. The property is identified as Map 234 Lot 031-005 and is located at 676 John Stark Highway in the Kelleyville (K) Zoning District.

On motion by Ray Kibbey, and seconded by David Kibbey; *the Board unanimously voted and approved Application 2019-SPFP-004 as complete.*

Mr. Chairman reads the Administrative Review into record.

General discussion included the following:

- ☐ The request is a non-building utility lot proposal.
- ☐ Mr. Spaulding is requesting this lot size to minimize the impacts of cell tower development within the community.
- ☐ Easement and right-of-way must be incorporate in registering the new deed.
- ☐ The existing variance will carry over to the new lot.
- ☐ The Board reviewed the new lot description.

On motion by Ken Merrow, and seconded by David Kibbey; *the Board unanimously voted and approved 2019-SPFP-004 consistent with the variance approved by the ZBA, and contingent on the utility easement and right-a-way filed with deed. The Board waives the contour lines on submitted plans.* Mr. Chairman and Ken Merrow will sign Mylar.

Mr. Spaulding joined the board for Continued Business, Minutes, Administration, Communication and Adjourn.

CONTINUED BUSINESS: Commercial Growth

Commercial Growth tabled to next Planning Board Meeting.

MINUTES: June 11, 2019

Mr. Chairman introduced minutes dated June 11,2019.

On a motion by Ray Kibbey, and seconded by Bert Spaulding, Jr.; *the Board unanimously voted and approved the June 11, 2019 minutes as presented.*

ADMINISTRATION: None

COMMUNICATION: None

On a motion by Ken Merrow, seconded by David Kibbey; *the Board unanimously voted to adjourn at 7:16 P.M.*

Respectfully submitted,

Kymberly Kenney

Scribe

Approved on: